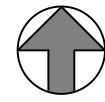


## LOCUS - AERIAL

SCALE: 1"=200'

SOURCE: GOOGLE EARTH



### PROJECT ZONING INFORMATION

CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	MG-2.0	
MINIMUM LOT AREA	N/A	36,033 SQ.FT.
FRONTAGE	N/A	244.59 FT. (JACKSON)
FRONT SETBACK	7.5 FT. (CORNER LOT)	0 FT. (JACKSON)
SIDE SETBACK	N/A	0 FT. (BEACON)
REAR SETBACK	15 FT.	16.4 FT.
IMPERVIOUS COVERAGE (% OF LOT)	N/A	98% (98% PROPOSED)

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE CITY OF WORCESTER ZONING ORDINANCE ORDAINED IN CITY COUNCIL APRIL 2, 1991, AMENDED APRIL 28, 2020.

### GENERAL NOTES

**PARCEL DATA:**  
AREA: 36,033 SQ.FT. (0.83 AC.) (TOTAL AREA OF #36 & 40 JACKSON ST. PARCELS)

#### NOTES:

- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 811. THE CITY OF WORCESTER DPW SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS.
- PROPERTY LINES, TOPOGRAPHIC FEATURES, AND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AN INSTRUMENT SURVEY PERFORMED BY B&R SURVEYORS AS SHOWN ON A PLAN DATED JULY 31, 2020.
- PARKING SCHEDULE CALCULATIONS ARE BASED ON EXISTING FLOOR AREAS PROVIDED BY THE PROPERTY OWNER AND PROPOSED AREAS AS SHOWN ON THE FLOOR PLAN PREPARED BY CAVENEY ARCHITECTURAL COLLABORATIVE, DATED 9/1/20.. COMMON AREAS, UTILITY, STAIRWAYS ETC. ARE EXCLUDED.
- SNOW SHALL BE STORED WHERE SHOWN ON THE PLAN. SNOW SHALL NOT BE PLACED TO INHIBIT PEDESTRIAN OR VEHICULAR ACCESS OR SIGHT LINES AND EXCESS SNOW SHALL BE HAULED OFF-SITE AS NECESSARY.
- PAVEMENT MARKING SHALL FOLLOW MUTCD STANDARDS USING WHITE MASSDOT M7.01.10 SPEC. FAST-DRYING TRAFFIC PAINT. PARKING SPACES LINES SHALL BE 4" WIDTH.

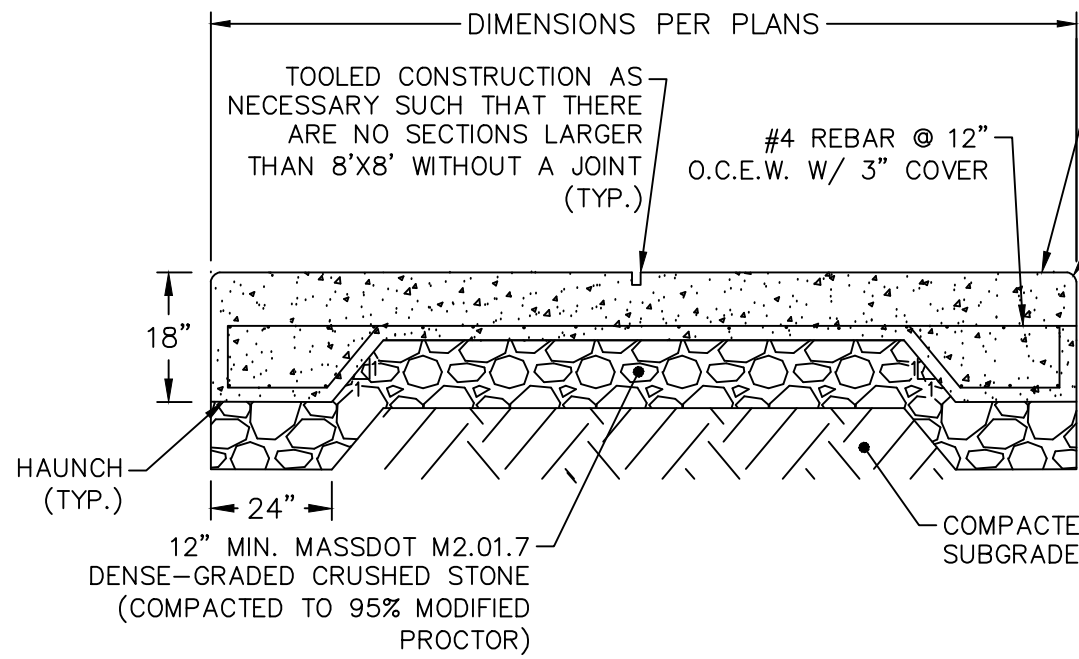
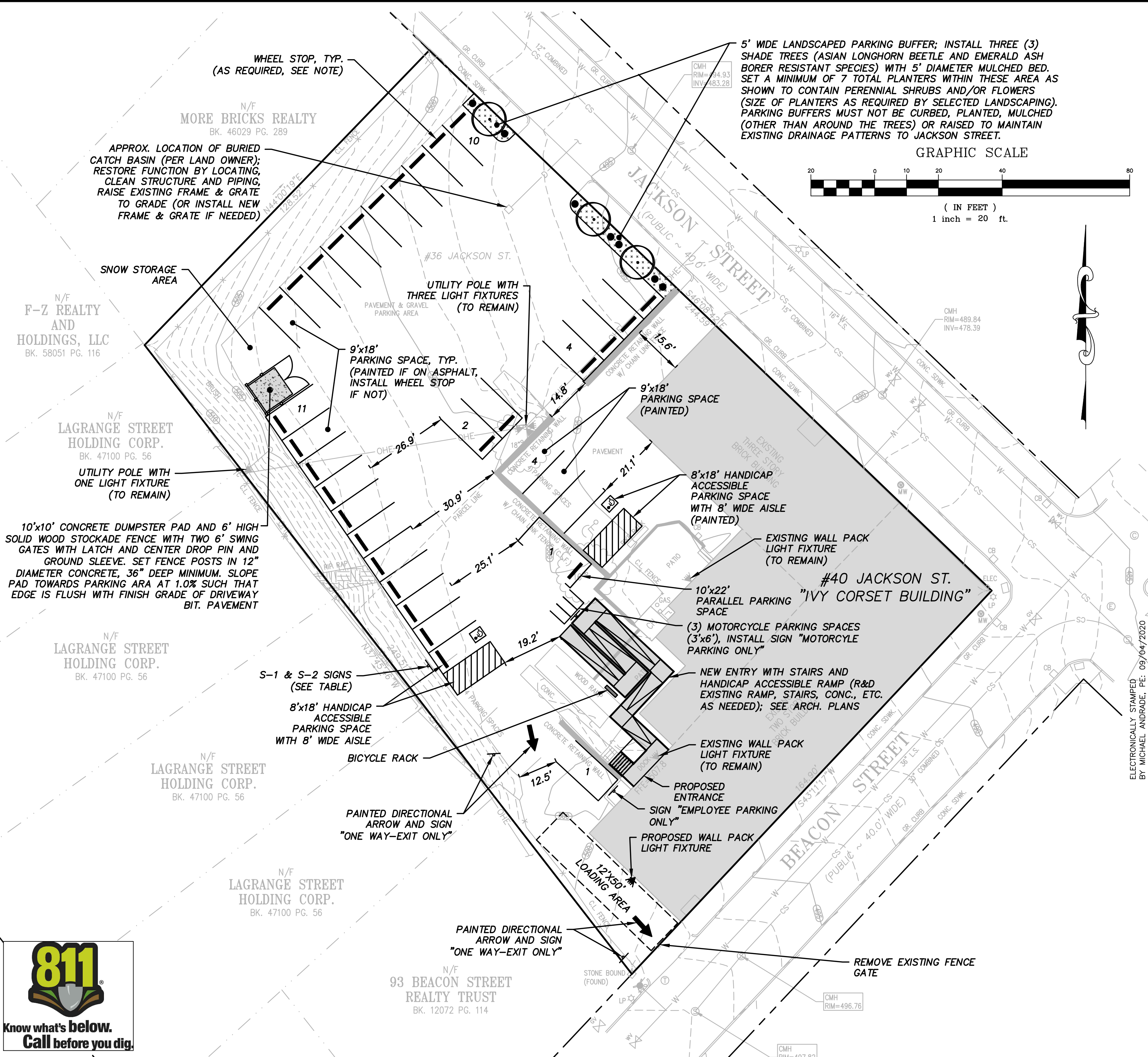
**REFERENCES:**  
ASSESSORS REFERENCE: 03-002-12+13 (#40 JACKSON ST.  
03-002-08+11 (#36 JACKSON ST.)

### PARKING SCHEDULE

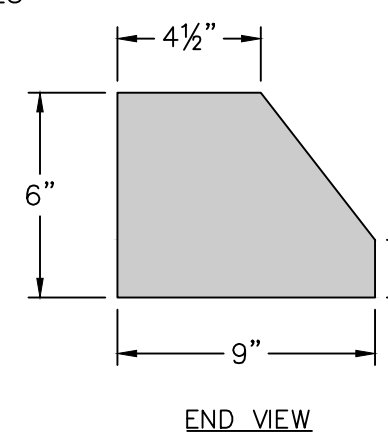
	RETAIL/OFFICE USE (1 SPACE/300 SQ.FT.)	RETAIL STORAGE (1 SPACE/750 SQ.FT.)	SPACES REQUIRED
1ST FLOOR	5,800 SQ.FT. (EXISTING)	0 SQ.FT.	20
2ND FLOOR	2,400 SQ.FT. (EXISTING) 1,165 SQ.FT. (PROPOSED) 3,565 SQ.FT. TOTAL	806 SQ.FT. (PROPOSED)	14
3RD FLOOR	2,600 SQ.FT. (EXISTING)	0 SQ.FT.	9
<b>TOTAL PARKING REQUIRED</b>			<b>43 SPACES</b>
<b>TOTAL PARKING PROVIDED</b>			<b>33 SPACES</b>
<b>PARKING SHORTFALL</b>			<b>10 SPACES (23.3%)</b>

### LEGEND

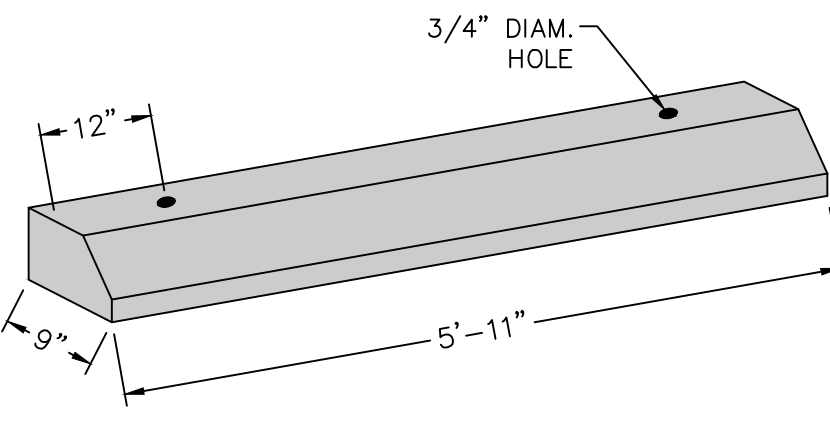
— D —	DRAIN
— S —	SEWER
— CS —	COMBINED SEWER
— W —	WATER
— OHE —	OVERHEAD UTILITY
— GAS or G —	UNDERGROUND GAS
	HANDICAP PARKING STALL
	WELL
	LIGHT
	TREE, TRUNK DIAM., DECIDUOUS (DEC.) OR CONIFEROUS (CON.)
	COMBINED SEWER MANHOLE (CMH)
	DRAIN MANHOLE (DMH)
	CATCH BASIN (CB)
	GAS VALVE
	WATER VALVE
	HYDRANT
	UTILITY POLE
	SIGN
	TREELINE
EOP	EDGE OF PAVEMENT
GR.	GRANITE
CONC.	CONCRETE
BIT.	BITUMINOUS
FFE	FINISHED FLOOR ELEVATION
	LIGHT FIXTURE



CONCRETE DUMPSTER PAD NTS



END VIEW



WHEEL STOP NTS

#### NOTES:

- WHEEL STOPS SHALL BE CONSTRUCTED OF 4,000 PSI CONCRETE (28 DAYS) AND SECURED TO THE GROUND WITH STEEL PINS.
- RUBBER OR OTHER MATERIAL WHEEL STOPS MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER.



NO.	DATE	BY	DESCRIPTION
1	9/4/20	MRA	ISSUED FOR PERMITTING



**PLAN OF LAND**  
**THE CORNER - ADULT USE MARIJUANA FACILITY**  
**36 & 40 JACKSON STREET, WORCESTER, MA**

CLIENT:	COMMUNITY GROWERS PARTNERSHIP, LLC	PRJ. NO.:	19155
DATE:	9/4/20	DES. BY:	MRA
SCALE:	1"=20'	CHK. BY:	MRA
		DRW. BY:	MRA

**C101**